

## Chapter 16.12 (OBP) OFFICE AND BUSINESS PARK ZONE.

---

### Section 16.12.12 Other Requirements.

- (1) **Landscaping.** Any portion of the lot not included in the structure or parking areas must be appropriately landscaped. The front landscape strip shall be thirty (30) feet on any side adjacent to a public street. A minimum of thirty (30) percent of the overall site shall be landscaped. For specific regulations see Section 16.21.10.
- (2) **Refuse and Debris.** The entire lot shall be kept free from refuse, debris and waste material. All such refuse, garbage debris and waste material shall be kept in approved containers and stored within a building or enclosed in a sight-obscuring fence or wall of not less than six (6) feet in height. Garbage containers shall not be located within the required front setback (See Section 16.21.15).
- (3) **Emissions.** No dust, noticeable odor, smoke, vibration, intermittent light or noise shall be emitted which is discernible beyond the property boundary lines (See Chapter 16.28).
- (4) **Storage.** All storage and outside activities, except loading and unloading, shall be enclosed within a building or if approved as part of the Conditional Use, within an area that is enclosed with a sight obscuring fence at least six (6) feet and no more than eight (8) feet in height (See Section 16.21.15).
- (5) **Sewer System.** All uses located within the (OBP) Office Business Park shall be connected to a publicly owned and operated sewer system.
- (6) **Maintenance.** All signs, structures, parking areas, landscaping or other portions of the development that are visible from either an adjoining residential use, or from a major street or highway, shall be kept in good repair and maintenance at all times. Failure to do so may be grounds for refusal to renew any business license or conditional use permit.
- (7) **Adequate Water.** No use may be permitted unless it is shown that there is an adequate supply of water for the use and minimum requirements for fire protection as determined by the County Fire Marshall.
- (8) **Signs.** Any signs or other form of advertising must comply with the sign provisions of this Title. Any signs fronting a state highway shall be monument signs (See Chapter 16.26).
- (9) **Parking Areas.** Parking areas may not cover more than twenty five (25) percent of the property.
- (10) **Accesses.** Appropriate access to trails, creeks, sidewalks or open space amenities is required. Trails shall be created to connect to any existing or planned public trail system in the area.
- (11) **Roof mounted appurtenances.** Roof mounted appurtenances is discouraged. If they are used, they shall be placed within an enclosure as high as the appurtenance that reflects the architectural design scheme of the project.
- (12) **Utilities.** All utility connections shall be compatible with the architectural elements of the site and not be exposed except where necessary. Utility lines and cables shall be installed underground.
- (13) **Walkways.** Pedestrian walkways shall be a minimum of five (5) feet in width and public easements for such walkways and trails shall be required.
- (14) **Exterior Materials.** All buildings shall be made of brick, wood, stone or masonry materials. Vinyl and metal siding is prohibited.
- (15) **Prohibited Roof Types.** Flat roofs, rounded rooflines and mansard roofs are not permitted unless approved as a conditional use.